

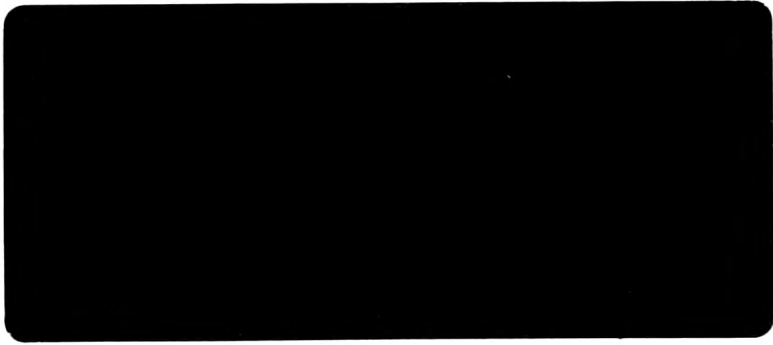
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PART I SITE PREPARATION AND TEMPORARY WORK

The work under this heading consists of the following:

1. The site and site utilities shall be prepared by the Redevelopment Authority in accordance with the Land Disposition Agreement.
2. The Boston Redevelopment Authority shall make all **arrangements** with Utility Companies and Municipal Authorities for disconnection and termination of utility services and distribution facilities if and as requested.
3. The Boston Redevelopment Authority shall be responsible for the removal and storage, relocation and/or construction and maintenance of temporary protection relative to existing street lights, traffic signals and control boxes, and other existing installation of city-owned or public utility-owned property in the way of construction on the site or in the streets adjacent to the site and for rerouting of vehicular and pedestrian traffic.
4. The Developer shall provide temporary office accommodations.
5. The Developer shall erect a job identification sign, including lettering and rendering of building. Rendering shall be done with graphic arts exterior paints in full color, from drawing furnished by Owner.

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PART II STRUCTURAL

1. EXCAVATION

- a. Excavation for footing, slabs, piers, foundation walls, etc.
- b. Embankment protection, including sheet piling, shoring, bracing and any other means necessary to prevent shifting, cave-in or washout.
- c. Dewatering of all excavated areas and site during entire period of construction operations.

2. DESCRIPTION OF STRUCTURAL SYSTEM

- a. All structural concrete, foundations, and slabs on grade shall use only natural aggregates (stone or gravel).
- b. Foundation walls shall be poured concrete.
- c. Typical office floors and suspended garage floor shall be reinforced concrete of waffle design or one way joist construction.
- d. All columns shall be 3000 psi and 3750 psi reinforced concrete.
- e. Main roof slab shall be designed for heavy mechanical equipment loading.
- f. Wind bracing, if required shall be provided by concrete shear walls around service core or bents at each end of building, and at the joints between the grid slabs and columns.

3. DESCRIPTION OF STRUCTURAL SYSTEM - ALTERNATE

- a. Structural steel framing shall be considered as an acceptable alternate to reinforcing concrete framing if, in the opinion of the design engineer, such system will prove advantageous to the Owner.

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- b) Structural steel framing shall take maximum advantage of current technology to provide the most economical design.
- c) Where and if necessary the structural engineer shall prepare and submit necessary appeals from the Boston Building Code to the Boston Board of Appeals.
- d) Structural steel framing system shall be fireproofed as and where required.

4. DESIGN CRITERIA

a) Live Loads:

Penthouse roof	30 psf
Typical office floor	50 psf
plus partitions	20 psf
Lobbies and Stairways	100 psf
Garage Floors	100 psf
Truck Concourse & Loading areas	as required
Sidewalks	250 psf
Mechanical Areas	Actual wts. with 100 psf min.

- b) Wind Pressure - Structure shall be designed for a minimum wind pressure of 10 psf for the first 40 feet, 15 psf between 40 and 80 feet, and 20 psf above 80 feet.
- c) The structural design shall be based on the ultimate strength theory as approved by the Boston Board of Appeals.
- d) All concrete shall be designed and detailed in accordance with the requirements of the Boston Building Code and applicable ACI publications.

5. CONCRETE MATERIALS

- a) Natural Aggregate, size and coarse: ASTM C-33
- b) Lightweight Aggregate for fill (where required): burnt shale or clay, conforming to ASTM C-336, and shall not exceed 112 lbs. per cu. ft.
- c) Cement: ASTM C-150, Type I and II; high early option during cold weather.

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d. Reinforcing steel shall be of the type and grade specified in the specifications. Minimum shall ASTM A108.

Admixtures: An air entraining agent for all concrete exposed to the weather. No other admixtures shall be used, except as may be approved by the Architect.

6. SUPERVISION

The use of the ultimate strength theory in the design of the concrete structure requires that expert inspection and supervision be provided on a continuous basis for optimum quality control.

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I. EXTERIOR ENFRAMEMENT

- a) First Floor, Mezzanine & Second Floor (Store rental spaces):
Clear plate glass in metal frame, with store front materials and design conforming to set design standards to be developed
- b) Typical Office Floors (3rd through 8th): Alternating panels of glass and masonry.
- (1) Masonry walls shall consist consist of a 9" brick and block cavity wall (4" brick and 4" block).
 - (2) Glazed panels shall consist of precast concrete frames surrounding solar bronze plate glass set in neoprene (sipped) gaskets.
 - (3) At each floor line there will be a continuous horizontal band of precast concrete.
 - (4) The entire south wall shall consist of a panelized painted stucco (cement plaster) finish on 8" masonry block.
- c) Penhouse: Precast concrete panels secured to masonry back up block. Metal louvered panels will be provided as required for air supply and exhaust.
- d) Materials:
- (1) Brick: Face brick, conforming to ASTM C216, type FBX, grade SW.
 - (2) Precast Concrete: Smooth concrete finish, 7200 psi minimum design mix for frames and 5000 psi minimum for panels.
 - (3) Glass: 1/4" polished plate, clear and solar bronze.
 - (4) Metal Frames: Formed of tubular aluminum members as manufactured by Kawneer or equal.

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2. ROOFING

- a) Tower Roof: 4" concrete slab over membrane waterproofing over foam glass insulation. This construction is required to accommodate a rubber tire window washing machine. If a rail guided machine is used, the roofing may be conventional built-up, gravel surfaced material over fiberboard rigid insulation.
- b) Penthouse Roof: Built-up gravel surfaced.

3. WATERPROOFING

- a) A membrane shall be provided under the entire mechanical equipment floor, under all toilet room floors, janitor's closet floors, arcades, breezeways, terraces, and under the floors of all other "wet" areas above excavated spaces.
- b) A satisfactory dampproofing and/or waterproofing shall be applied on the exterior of all foundation walls if ground water is encountered in excavated areas.

4. PARTITIONS

- a) Permanent Partitions in cores, mechanical spaces, shafts, and service areas shall be lightweight concrete block.
- b) Office Space Partitions will be provided under another contract.

5. STAIRS

- a) Typical Floor Core Stairs & Garage Floor Stairs: Steel strings, risers, railings, and steel pan treads and intermediate platforms with cement fill and abrasive nosings.
- b) Public Stairs (First, Mezz. & Second Floors): Precast concrete treads and risers on poured concrete or steel base.

6. DOORS AND FRAMES

- a) All doors and frames in Core areas and lower level service areas, shall be hollow metal, except where special treatment of a specific area will require wood, plastic laminate or other treatment.

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etch design on the face of the surface
edges, top and bottom, of plates, tops and
protective plates.

EXPLANATORY ARCHITECTURAL METAL WORK shall include:

- 1. Mailboxes
- 2. Directory Board
- 3. Bellwork
- 4. Dedication Plaque
- 5. Permanent project identification name and/or number
- 6. Directional and identification signs
- 7. Special non-rectangular enclosures in public spaces.

WALL FINISHES

- 1. Permanent wall finishes in office rental spaces
shall be gypsum board or masonry.
- 2. Typical office lobby walls shall have vinyl wall
covering or plaster or gypsum board.
- 3. Lobby wall finish shall be a factory applied ceramic tile
mounted on masonry or gypsum board with hard white
finish plaster above.
- 4. Public spaces shall have wall finish of painted or vinyl
wall covering, gypsum board, masonry and/or other
material as indicated.
- 5. Storage and utility spaces shall have masonry or
concrete.

Refer to drawings and project program agreement.

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